



Royal House

Kirkby Lonsdale





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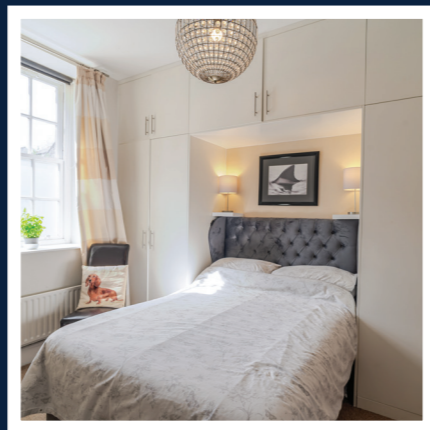


Tucked away in the charming town of Kirkby Lonsdale, this beautifully presented apartment offers both style and practicality, making it an ideal home for those seeking comfort and character in a sought-after location.

As you approach, you're welcomed by a secure communal entrance with a hardwood door and buzzer entry system. Inside, the communal hallway is bright and spacious, enhanced by a large sash window

and a staircase leading to the upper level.

With mains services throughout and a long leasehold, this apartment combines elegant living with practical ease. Managed by a residents' company, the property is part of a well-maintained development and offers a wonderful lifestyle opportunity in the heart of Kirkby Lonsdale. Please note, the property is not permitted for use as a holiday let, ensuring a stable and peaceful environment for residents.



2 BEDS



2 BATHS

- Not available as a holiday let, exclusively residential.
- Gorgeous characterful apartment in the heart of a highly-sought after market town.
- Combines elegant living with practical ease.



Take a closer look...

Property Type:

Apartment

Square Footage:

695.3 sqft

Council Tax Band:



EPC Rating:



Tenure:

Leasehold

Why Kirkby Lonsdale?



Located in the heart of Kirkby Lonsdale, Royal House benefits from the charm and convenience of this thriving market town. With its independent shops, cafés, and award-winning restaurants, as well as excellent schools and a strong sense of community, it's easy to see why Kirkby Lonsdale is one of the most desirable places to live in the region.

The surrounding countryside, including the Yorkshire Dales and Lake District, offers endless opportunities for outdoor adventures, from scenic walks to cycling and more.



The Garden



Outside, the private walled courtyard garden is a real gem — a secluded spot to enjoy the fresh air, with a flagged patio and a path leading to a gated entrance onto New Road.



Parking



Garden





The Bedrooms



The apartment's private entrance opens into a well-kept inner hallway, where a useful cloak cupboard offers ample storage. From here, doors lead off to the main living areas and bedrooms, while a wall-mounted telephone entry system adds both convenience and security.

The main bedroom enjoys a peaceful front aspect, complete with a sash window, high ceilings, and plenty of space for furnishings.

The second bedroom overlooks the courtyard and offers versatility — ideal for guests, a home office, or a peaceful retreat. Thoughtfully designed, it includes a recessed alcove and all the necessary connections for modern living.



Kitchen Diner & Living Room



Step through to the heart of the home — a stunning open-plan living, dining, and kitchen area. This inviting space is filled with natural light and boasts tall ceilings that create a genuine sense of openness. Patio doors open onto a private rear courtyard, perfect for relaxing or entertaining in warmer months.

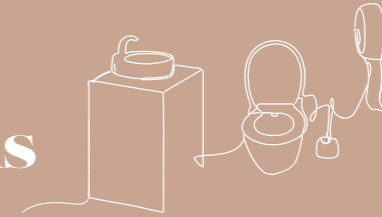
The kitchen is thoughtfully designed, fitted with sleek Siematic cabinetry, complementary worktops, and high-quality integrated appliances including an oven, hob, microwave, fridge freezer, and dishwasher. A separate utility room discreetly houses the essentials, with space for laundry and additional storage, as well as the central heating boiler.







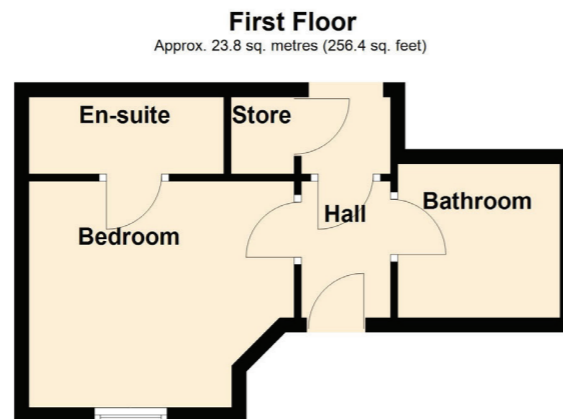
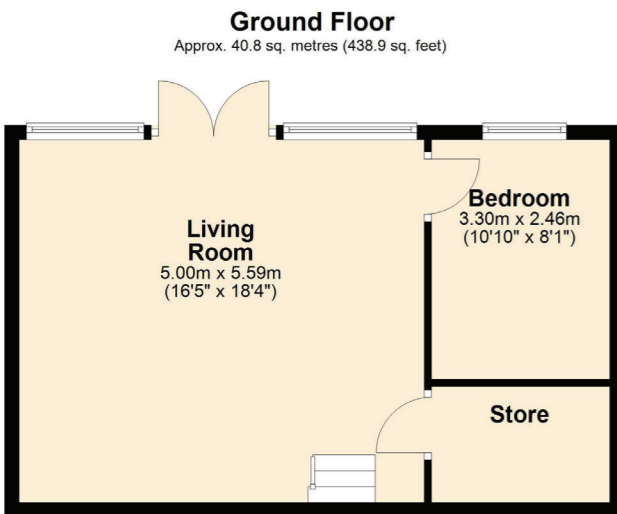
The Bathrooms



The main bedroom benefits from a private en-suite shower room, featuring a clean, modern suite and stylish tiled finishes.

The family bathroom is equally well-appointed, with a panelled bath, a pedestal sink, and soft tiled details creating a relaxing atmosphere.





Total Area: 64.6 sq. metres (695.3 sq. feet)



About Lune Valley Estates

Nestled in the heart of the breath-taking Lune Valley we are a professional independent agency specialising in luxury property. We understand the significance of moving home and that both selling your existing home and finding the next one is as much financial as it is emotional. We combine local expertise, a strong network of partners and a proactive approach to ensure you have the best possible experience and can begin the next chapter with excitement.



“Honesty, integrity, and client care are fundamental values stitched into the fabric that makes Lune Valley Estates and we make them a part of everything we do.”



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ROB MENZIES
Director



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